

## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

**SUBJECT:** Murphy Oil/Wal-Mart Stores East LP Minor Plat

**DEPARTMENT:** Planning and Development      **DIVISION:** Development Review

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Tony Walter

**EXT:** 7349

**MOTION/RECOMMENDATION:**

Approve and authorize the Chairman to execute the minor plat for Murphy Oil/Wal-Mart Stores East, LP for one (1) lot on 0.475 acres zoned PUD (Planned Unit Development), located on the west side of Alafaya Trail, north of West McCulloch Road, within the Hunter's Landing Commercial PUD; in Section 34, Township 21S, Range 31E. (Wal-Mart Stores East, LP applicant).

District 1 Bob Dallari

Tony Walter

**BACKGROUND:**

The applicant, Wal-Mart Stores East, LP, is requesting approval of the minor plat. The minor plat consists of one (1) lot containing a total of 0.475 acres. The lot is served by Seminole County for public water and sewer. The internal roads are private. The site is located on the west side of Alafaya Trail, north of West McCulloch Road, within the Hunter's Landing Commercial PUD, in Section 34, Township 21 S, Range 31 E. The plat meets all applicable requirements of Chapter 35, Section 35.122. Seminole County Land Development Code and Chapter 177, Florida Statutes.

**STAFF RECOMMENDATION:**

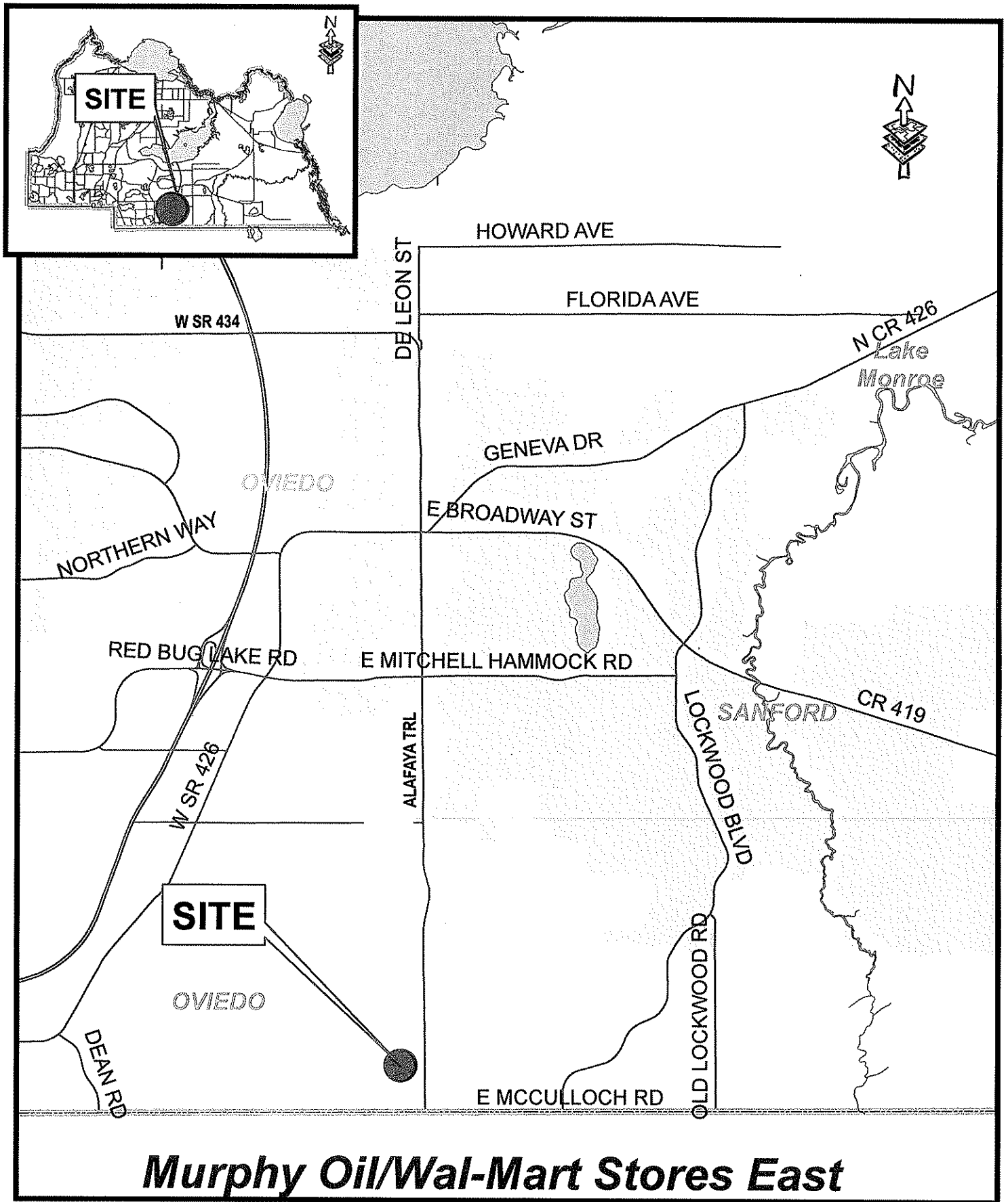
Staff recommends the Board approve and authorize the Chairman to execute the minor plat for Murphy Oil/Wal-Mart Stores East, LP for one (1) lot on 0.475 acres zoned PUD (Planned Unit Development), located on the west side of Alafaya Trail, north of West McCulloch Road, within the Hunter's Landing Commercial PUD, in section 34, Township 21S, Range 31E (Wal-Mart Stores East LP applicant).

**ATTACHMENTS:**

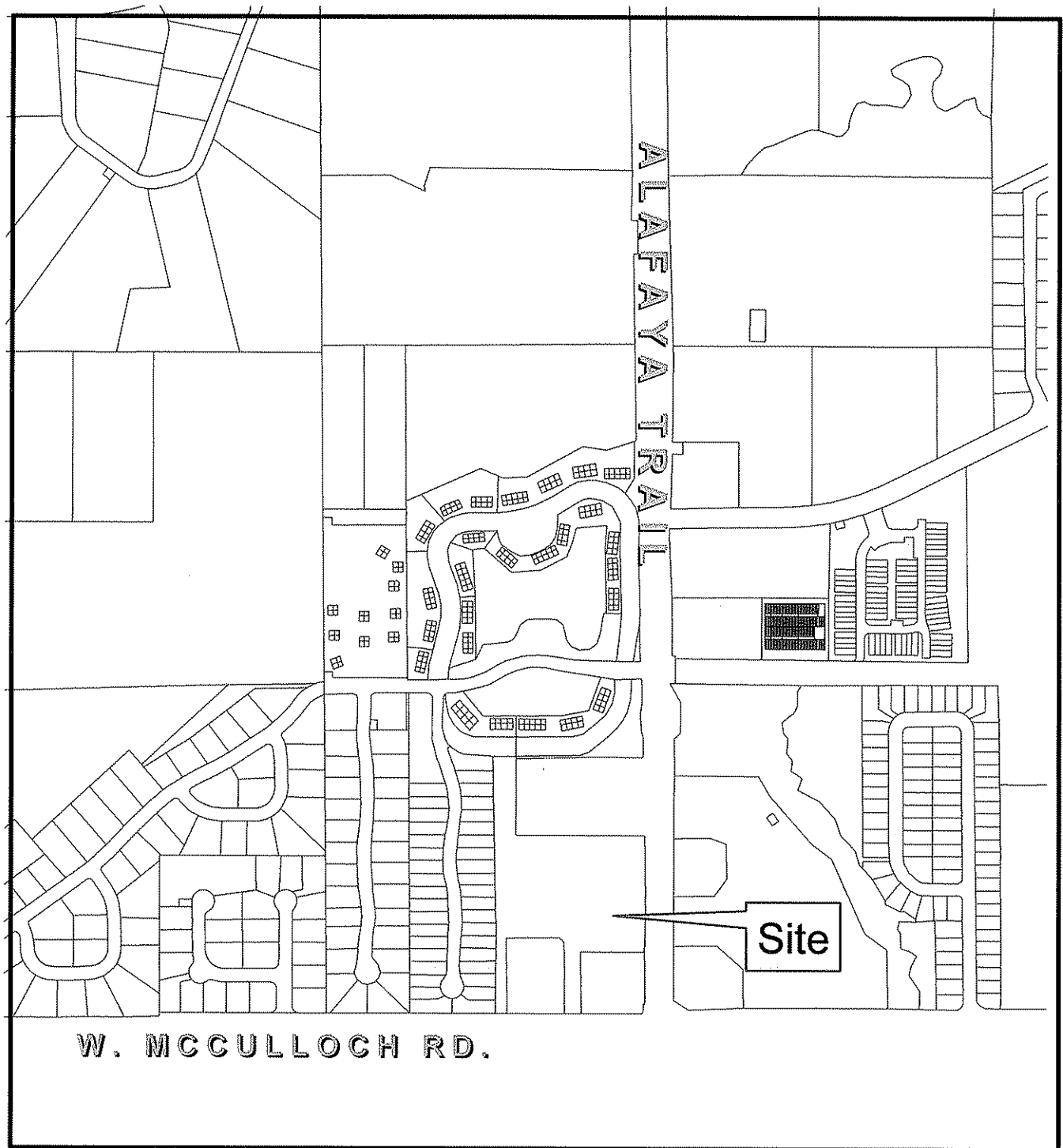
1. Maps and Aerials
2. Sketch of Description

**Additionally Reviewed By:**

☒ County Attorney Review ( David Shields )

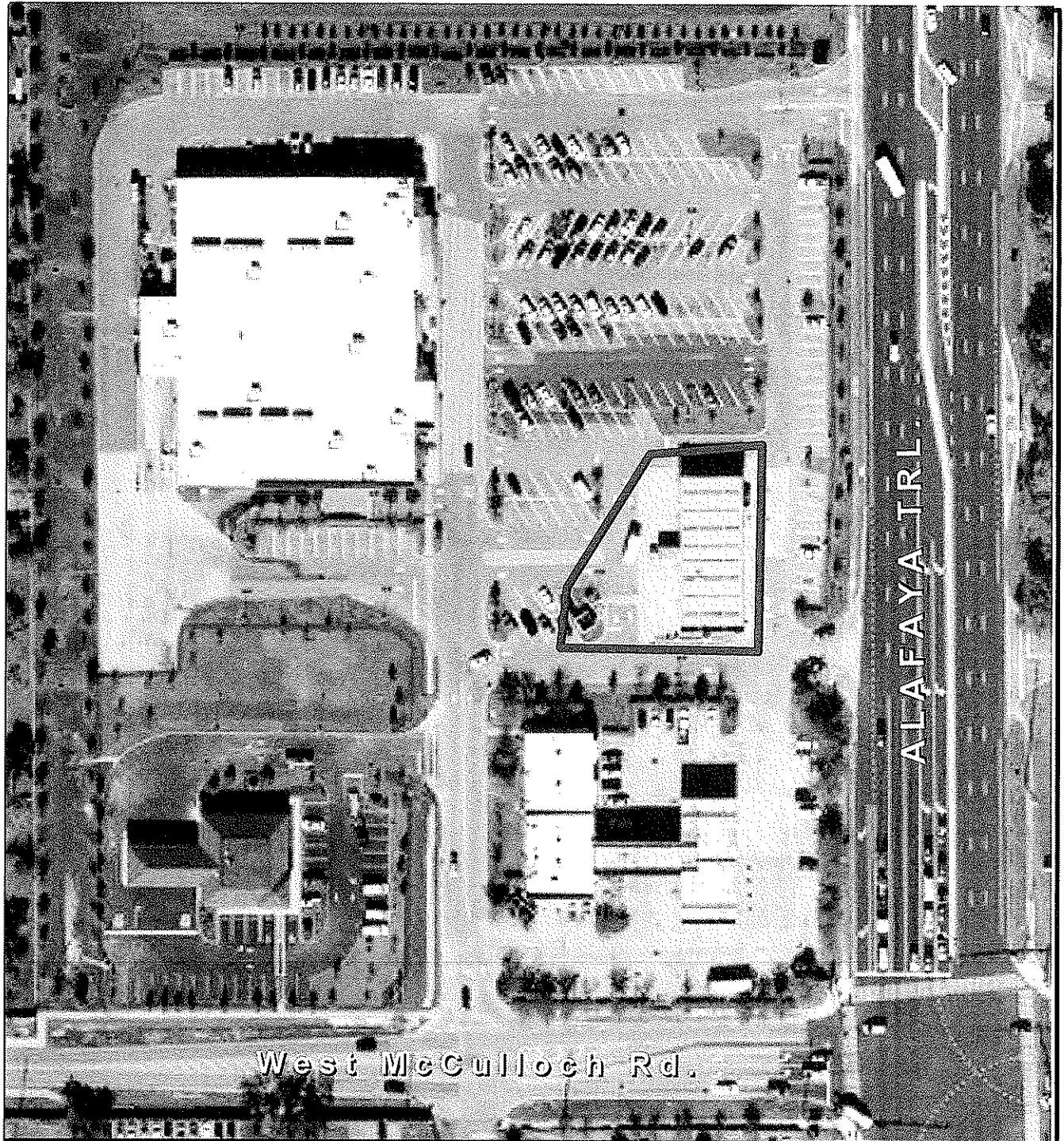


# ***Murphy Oil/Wal-Mart Stores East Minor Plat***



Murphy Oil/Wal-Mart Stores East  
Minor Plat





West McCulloch Rd.

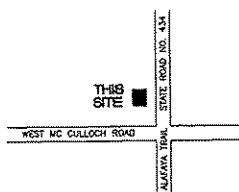
ALAFAYA TRL.

Murphy Oil/Wal-Mart  
Stores East Minor Plat



January 2006 Color Aerials

 Subject Property



VICINITY MAP  
NOT TO SCALE

**MURPHY OIL # 6914 - WAL-MART # 5106**  
A PORTION OF THE SOUTHWEST ONE-QUARTER (1/4) OF  
THE SOUTHWEST ONE-QUARTER (1/4) OF  
SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST  
SEMINOLE COUNTY, FLORIDA

PREPARED BY:  
WILLIAM S. PAYNE, PSM  
**WSP Consultants, Inc.**  
SURVEYORS & MAPPERS  
19006 1ST STREET S.W., LUTZ, FL 33548  
PHONE (813) 909-2430  
CERTIFICATE OF AUTHORIZATION NO.: LB 7186

**LEGAL DESCRIPTION**

**PARCEL 1:**  
A parcel of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 21 South, Range 31 East, Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Section 34, Township 21 South, Range 31 East, Seminole County, Florida; thence North 89°45'32" East, along the South line of the Southwest 1/4 of said Section 34, a distance of 664.36 feet; thence leaving said South line, run North 00°45'13" West, a distance of 40.00 feet, to a 4" x 4" concrete monument and the point of intersection of the North right-of-way line of McCulloch Road and the West line of the East 659.84 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 34, said point also being the Southeast corner of Lot 20, Heritage Oaks as recorded in Plat Book 47, Pages 62 and 63 of the Public Records of Seminole County, Florida; thence continue North 00°45'13" West, along the said West line of the East 659.84 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 34 and the East line of said Heritage Oaks a distance of 252.66 feet; thence leaving said line run North 89°14'47" East a distance of 425.57 feet to the Point of Beginning; thence North 00°42'53" West a distance of 18.66 feet; thence North 84°34'32" West a distance of 29.17 feet; thence North 89°17'24" East a distance of 18.98 feet; thence North 00°41'42" East a distance of 107.93 feet; thence North 89°17'24" East a distance of 117.05 feet; thence South 00°42'36" East a distance of 4.31 feet; thence South 03°04'18" West a distance of 82.23 feet; thence South 86°55'42" East a distance of 49.17 feet to a point on the West right-of-way line of Alafaya Trail (State Road No. 434); thence South 02°34'08" West along said West right-of-way line a distance of 61.00 feet; thence South 89°17'24" West a distance of 157.23 feet to the Point of Beginning. Said parcel of land situate within Seminole County, Florida, containing 20,678.00 square feet (0.475 Acres), more or less.

**PARCEL 2:**  
Together with easements for the benefit of Parcel 1, set forth in the Easements With Covenants and Restrictions Affecting Land between Wal-Mart Stores East, L.P., a Delaware limited partnership, and Murphy Oil USA, Inc., a Delaware corporation, dated \_\_\_\_\_, filed \_\_\_\_\_, in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_, Public Records of Seminole County, Florida, over the lands described therein and for the purposes set forth therein.

**NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 34, T21S, R31E, HAVING A BEARING OF N89°45'32"E.

2. PLATTED UTILITY EASEMENTS ARE ALSO FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) AND ARE BASED ON NATIONAL GEODETIC SURVEY (N.G.S.) SURVEY CONTROL POINTS: "S 78 RESET", PID #AK0465 AND "GIS 0174 FREDERICK FRANCIS 3", PID #AK7283.

4. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY, PURSUANT TO FLORIDA STATUTES CHAPTER 177.081 (3).

5. THE CURRENT ZONING CLASSIFICATION OF THE LANDS TO BE PLATTED IS: "PUD HUNTER'S LANDING COMMERCIAL TRACT"

6. THE FUTURE LAND USE DESIGNATION OF THE LANDS TO BE PLATTED IS: "PD".

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 2

**CERTIFICATE OF APPROVAL BY  
BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_  
THAT THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF  
COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD \_\_\_\_\_ CLERK OF THE BOARD \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
DATED: \_\_\_\_\_ DATED: \_\_\_\_\_

**CERTIFICATE OF CLERK OF THE CIRCUIT COURT**

I, MARYANNE MORSE, HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON \_\_\_\_\_ AT \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

MARYANNE MORSE  
CLERK OF THE COURT  
IN AND FOR SEMINOLE COUNTY, FLORIDA

PLAT  
BOOK

PAGE

**MURPHY OIL # 6914 - WAL-MART # 5106  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES NOTHING SHOWN ON THIS PLAT TO THE PUBLIC.

IN WITNESS THEREOF, WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP,

BY: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

BY: \_\_\_\_\_  
WITNESS: \_\_\_\_\_

STATE OF ARKANSAS COUNTY OF BENTON

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED

BY (PRINTED NAME): \_\_\_\_\_

TITLE: \_\_\_\_\_

BY (PRINTED NAME): \_\_\_\_\_

TITLE: \_\_\_\_\_

RESPECTIVELY, OF WAL-MART STORES EAST, L.P., PERSONALLY KNOWN TO ME TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED HERETO; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE OF \_\_\_\_\_

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF REVIEW BY COUNTY SURVEYOR**

I HAVE REVIEWED THIS PLAT AND FIND TO BE IN CONFORMITY WITH CHAPTER 177 FLORIDA STATUTES.

STEVE L. WESSELS, PLS  
FLORIDA REGISTRATION NUMBER 4989  
COUNTY SURVEYOR FOR SEMINOLE COUNTY, FLORIDA

DATED: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

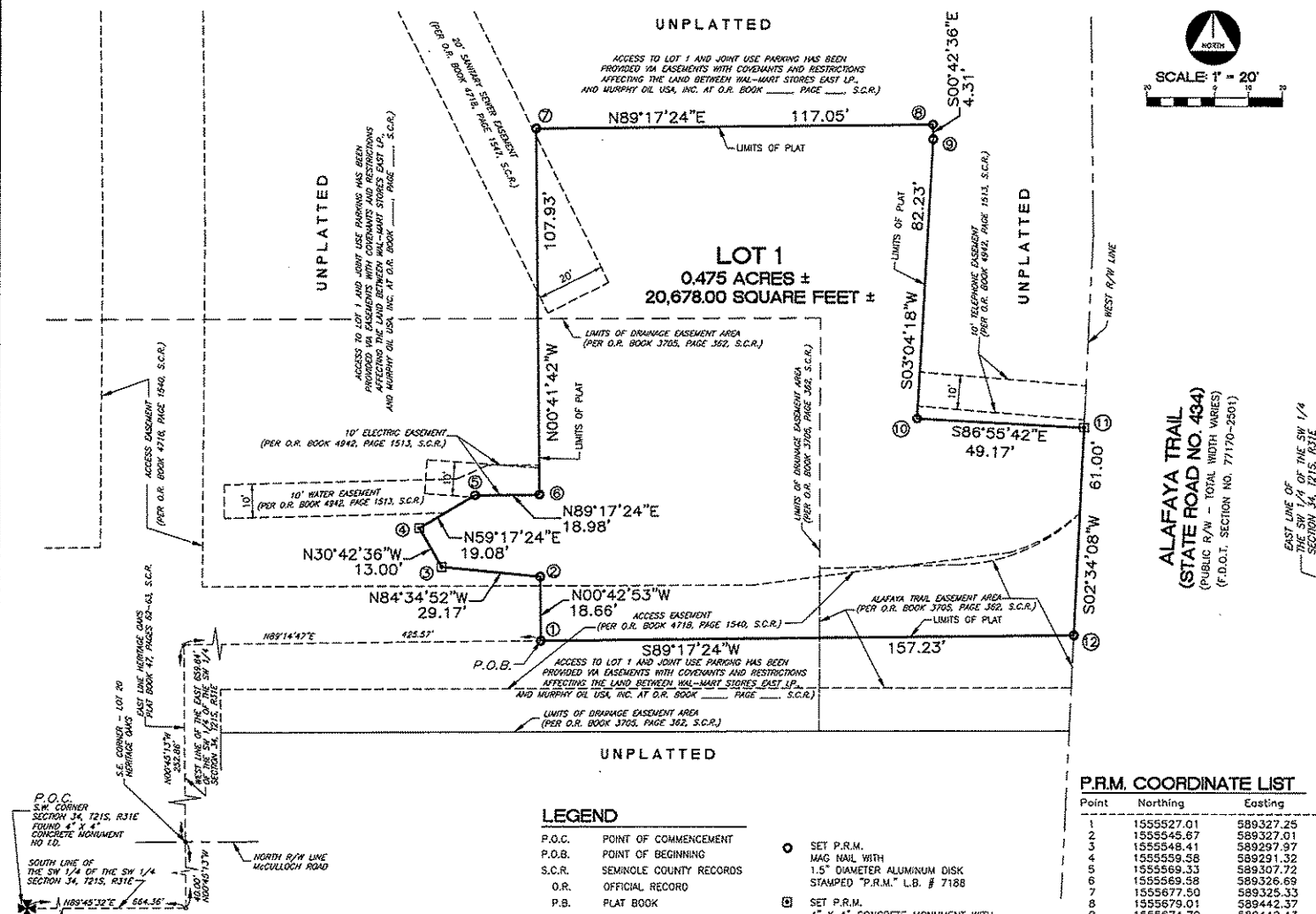
KNOW BY ALL THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED SURVEYOR REGISTERED ON THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON OCTOBER 29, 2007 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THE SURVEY WAS PREPARED UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF THE UNDERSIGNED PROFESSIONAL SURVEYOR AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED OR SHOWN THEREON AS REQUIRED BY CHAPTER 177, PART I, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

WILLIAM S. PAYNE  
PROFESSIONAL SURVEYOR AND MAPPER #LS 5685  
WSP CONSULTANTS, INC. #LB 7186  
19006 1ST STREET S.W., LUTZ, FLORIDA

DATE \_\_\_\_\_

## PAGE

PREPARED BY:  
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PHONE (813) 909-2420  
CERTIFICATE OF AUTHORIZATION NO.: L5 7188



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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED  
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF  
THIS COUNTY.

### LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.C.R.	SEMINOLE COUNTY RECORDS
O.R.	OFFICIAL RECORD
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
L.B.	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
P.R.M.	PERMANENT REFERENCE MODEL
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

○ SET P.R.M.  
MAG NAIL WITH  
1.5" DIAMETER ALUMINUM DISK  
STAMPED "P.R.M." L.B. # 7188

SET P.R.M.  
4" X 4" CONCRETE MONUMENT WITH  
2" DIAMETER ALUMINUM DISK  
STAMPED "P.R.M." L.B. # 7188

P.R.M. PERMANENT REFERENCE MONUMENT  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

### P.R.M. COORDINATE LIST

Point	Northing	Easting
1	1555527.01	589327.25
2	155545.67	58927.01
3	1555548.41	58927.97
4	1555539.58	58929.32
5	1555569.33	589307.72
6	1555569.58	589326.65
7	1555677.50	589325.33
8	1555679.01	589442.37
9	1555674.70	589442.43
10	1555592.59	589438.06
11	1555589.98	589487.17
12	1555529.04	589484.46